

Ref. 2833 – HOTEL VAL D'ELSA

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## 55-BEDROOM BOUTIQUE HOTEL FOR SALE IN SAN GIMIGNANO, VAL D'ELSA, TUSCANY

**San Gimignano – Siena – Tuscany****Interiors**  
2,643 sqm**Bedrooms**  
63**Bathrooms**  
69**Total land**  
5.4 ha**Swimming pool**  
18 x 10 m

A few kilometers from the medieval town of San Gimignano, in the heart of the Chianti Senese and close to the Castelvecchio Natural Reserve, this prestigious property (over 2,600 m<sup>2</sup>) is currently used as a boutique hotel with 55 bedrooms and four independent apartments. The estate is complemented by 5.4 hectares of parkland with olive grove, orchard and cypress avenues, as well as a panoramic swimming pool with solarium.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2833 – HOTEL VAL D'ELSA

**TYPE:** boutique hotel

**CONDITIONS:** restored

**LOCATION:** open and sunny

**ACCESS:** excellent, paved road

**INTERIORS:** 2,643 square meters (28,439 square feet)

**TOTAL ROOMS:** 85

**BEDROOMS:** 63

**BATHROOMS:** 69

**ANNEXES:** farmhouse, technical rooms

**MAIN FEATURES:** stone and brick walls, terracotta floors, wooden beams, restaurant, lounge bar, independent apartments, solar panels, guest parking area, parkland, swimming pool, olive trees, orchard

**EXTERIOR:** 5.4 hectares (13.3 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 18 × 10 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** gas naturale + GPL

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 151.49 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

San Gimignano (5km; 8'), Poggibonsi (15km; 25'), Colle di Val d'Elsa (18km; 30'), Certaldo (19km; 30'), Castelfiorentino (28km; 35'), Castellina in Chianti (30km; 50'), Monteriggioni (30km; 40'), Volterra (33km; 45'), Siena (45km; 55'), Florence (57km; 1h 15'), Pisa (82km; 1h 30'), Lucca (82km; 1h 45'), Viareggio (109km; 1h 45')

## CLOSEST AIRPORTS

Firenze A. Vespucci (69km; 1h 10'), Pisa G. Galilei (80km; 1h 20'), Bologna G. Marconi (151km; 2h), Genova C. Colombo (251km; 3h), Roma Ciampino (287km; 3h 15'), Roma Fiumicino (301km; 3h 20')

## HOTEL VAL D'ELSA

A few kilometers from the medieval town of **San Gimignano**, in the heart of the **Chianti Senese** and close to the **Castelvecchio Natural Reserve**, this prestigious property (over 2,600 m<sup>2</sup>) is currently used as a **boutique hotel** with **55 bedrooms** and **four independent apartments**. The estate is complemented by **5.4 hectares of landscaped parkland** with **olive grove**, orchard and cypress avenues, as well as a panoramic **swimming pool** with solarium.

The location of the property is strategic in that, in addition to being less than 10' from the center of San Gimignano and all necessary services, it ensures quick access to the art cities of Tuscany, which can be reached in less than two hours. The sea of Versilia is also about 1h 45' drive away.

## DESCRIPTION OF THE BUILDINGS

The **hotel** (2,350 m<sup>2</sup> – 25,286 ft<sup>2</sup>, 55 bedrooms and 61 bathrooms) is a large building structured around a central courtyard that recalls in every way the appearance of old Tuscan farms. The rooms are all furnished in a unique style and enjoy panoramic views of the surrounding countryside. In addition to the bedrooms, the building includes large common areas such as the reception, a fine restaurant with professional kitchen, lounge bar, and a panoramic veranda overlooking the park.

A **stone farmhouse** (293 m<sup>2</sup> – 3,153 ft<sup>2</sup>, 8 bedrooms and 8 bathrooms), located not far from the hotel, on the other hand, houses four independent apartments, ideal for those who want more privacy or extended stays:

- **Apt. A:** living room, kitchen, two bedrooms and two bathrooms;
- **Apt. B:** living room, kitchen, two bedrooms and two bathrooms;
- **Apt. C:** living room with kitchenette, two bedrooms and two bathrooms;
- **Apt. D:** living room with kitchenette, two bedrooms and two bathrooms.

The property has been fully restored with fine materials, keeping intact the typical elements of Tuscan architecture, such as exposed beams, terracotta floors and stone walls. The interiors elegantly blend the warmth of tradition with modern conveniences, creating a cozy and refined atmosphere.

## EXTERIOR



The **5.4-hectare park** is an authentic green oasis, embellished with ancient olive trees, cypresses and fruit trees, framed by the unspoiled landscape of the Castelvecchio Natural Reserve. Stretching around the garden proper are large portions of land currently used as lawn but potentially very suitable for planting more olive trees and/or vineyards.

The **18 x 10 m pool**, equipped with a solarium with sun loungers and umbrellas, offers breathtaking views of the surrounding countryside, providing an ideal setting for moments of pure relaxation.



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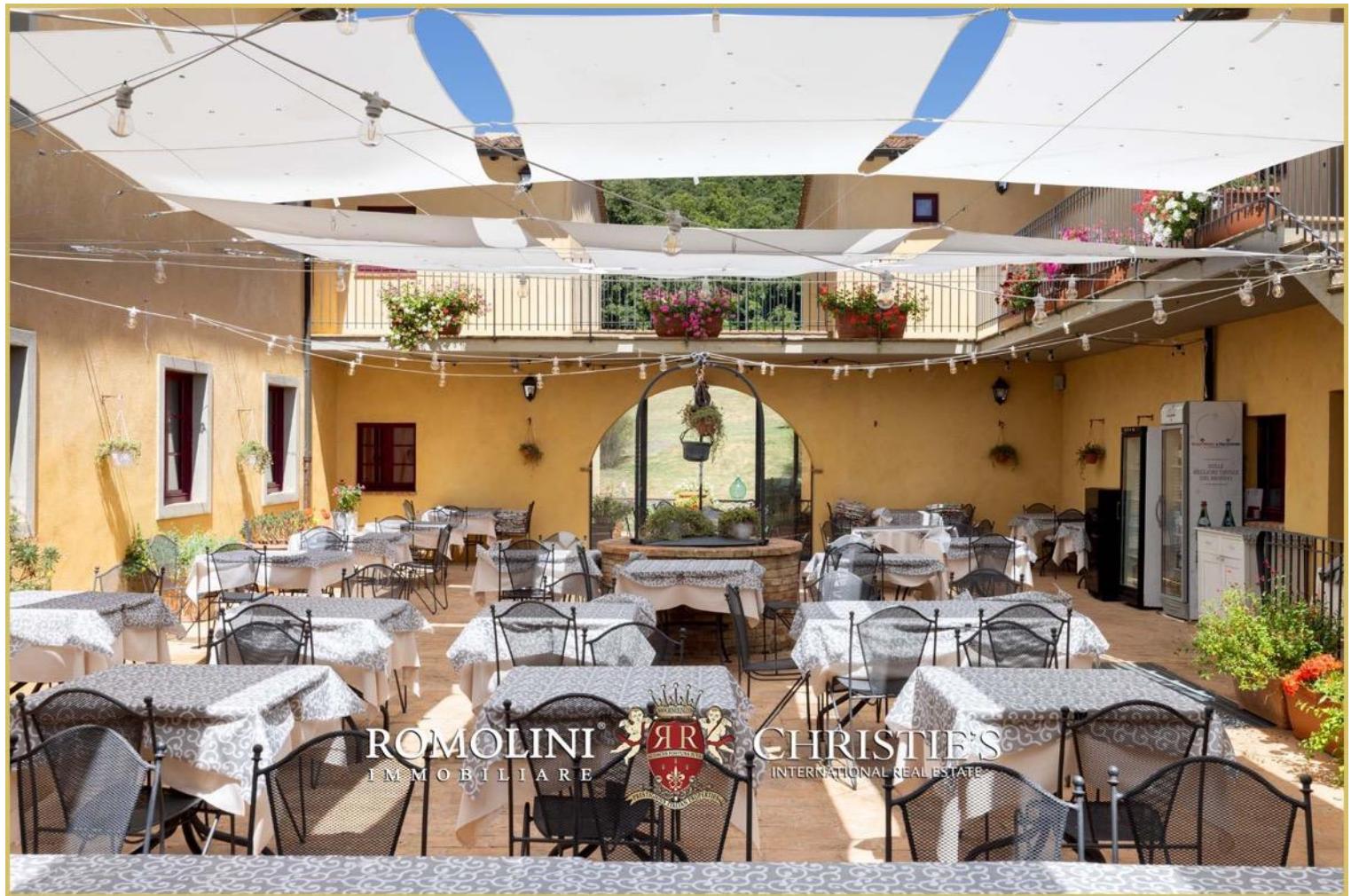
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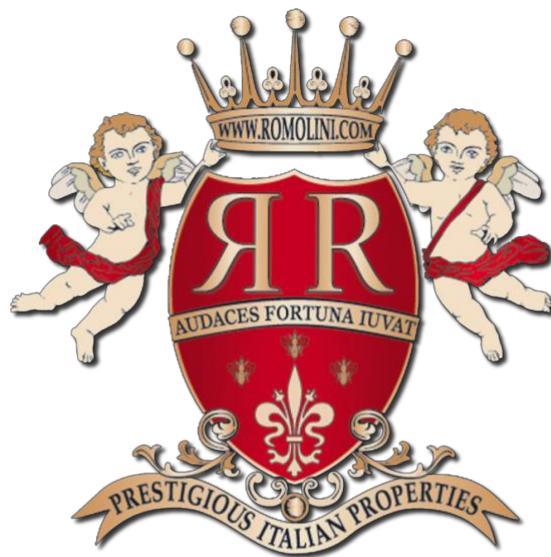
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